



***Town of Tyngsborough
Planning Board***
25 Bryants Lane,
Tyngsborough, Massachusetts 01879-1003
Office: (978) 649-2300 ext 115

Tyngsborough Planning Board Meeting minutes June 2, 2005

Attachments:

1-Meeting Agenda. **APPROVED**

Members Present: Darryl Wickens, Chairman
Caryn DeCarteret, Vice-Chair
Mark Pease, Secretary
Steven A. Nocco, Treasurer
John Forti, NMCOG Liaison
Joyce M. Harrington, Clerk

Present at the request of the Board – John Boardman, PE (Consulting Engineer)

7:04PM – Meeting called to order by Chairman Darryl Wickens

D.Wickens thanked Mark Pease for all his time and effort as the past Planning Board Chairman.

7:05PM – Hearing Continuation for Westford Road Plaza 161-163 Westford Road / Frank Shen

Present on behalf of the Applicant: Jeffrey Dirk from Vanasse and Associates
Transportation Engineers and Planners

The Board held a discussion regarding the flowing issues: the reduction of buildings from two buildings to one, to improve the site design and accommodate all zoning requirements, including buffers, an additional island, landscaping, handicap parking, the center turn lane to be constructed on Westford Road to help improve traffic flow and the future necessary improvements to Westford Road. The applicant has voluntarily agreed to contribute the sum of \$25,880.00 toward the future improvements to Westford Road.

Motion: S.Nocco to close the Public Portion of the Hearing.

Second: M.Pease

Motion Carries

Motion: M.Pease to approve the Special Permit for Westford Road Plaza

Notice is hereby given that a Special Permit has been granted for a “Major Business Use Complex” in accordance with the Tyngsborough Zoning By-Law section 4.10.00 by the Town of Tyngsborough Planning Board as shown on the Site plan entitled “Westford Road Plaza, 161-163 Westford Road, Tyngsborough, Massachusetts final plan dated June 02, 2005. The project involves the construction of a mixed-use retail plaza comprised of one building containing a total of approximately 12,000 gross square feet. Said parcels are zoned Business 3 – General Shopping (B-3) and are shown on Tyngsborough Assessor's Map No. 15 as Parcels No. 14 and 15. Property owner is Rong Hua Shen. The reasons for approval with conditions are outlined below.

REASONS FOR APPROVAL AND CONDITIONS OF APPROVAL

In accordance with section 1.16.14 of the Zoning By-Law the Planning Board finds that this proposed use:

- 1) Is in harmony with the purpose and intent of this By-Law.
- 2) Will not be detrimental or injurious to the neighborhood in which it is to take place.
- 3) Is appropriate for the site in question.
- 4) Complies with all applicable requirements of this By-Law.
- 5) Applicant has made a voluntary contribution to the Town of Tyngsborough for current and future roadway improvements in the amount of \$25,880.

The Special Permit approval is conditioned on the following items:

- 1) The abutting Wynbrook 40B project planned to the west of the applicant's property become non-residential prior to construction beginning on applicant's project. This requires the current home to be removed.
- 2) The applicant will construct a bypass lane on the Northerly side of Westford Road. Plans for the proposed by-pass lane in front of the applicant's project be submitted to and approved by the Tyngsborough Planning Board prior to construction.
- 3) The Applicant shall provide a copy of the recorded Form 4 to the Tyngsborough Planning Board.

Second: J.Forti
Motion Carries

Administrative 1 Danforth Road – Navin Patel

Mr. Patel was in front of the board regarding these issues and he agreed to get the following items completed.

1. Clean up ladders and misc. debris left from construction
2. Hydro seed area noted requiring re-seeding
3. Clean any silt remains from the stone drainage areas around the cul-de-sac
4. De-install the sift fence (approval has been obtained by Conservation Director)

D.Wickens will speak to Mr. Patel next week to check on progress and make sure these items are completed.

Discussion- Walter Eriksen – Open Space Parcels.

Mr. Eriksen (Applewood Construction) has remained ownership of Open Space parcels. Mr. Eriksen is looking for options to dispose of the property. D.Wickens will compose a letter to Town Council Mr. Charles Zaroulis for his input.

Administrative 2 Sign Form 4 – Notice of Decision Special Permit for Temporary Independent Living Quarters 110-112 Mascuppic Trail

The Board signed the Form 4

Administrative 3 Approval of Minutes

Motion: S.Nocco to approve the February 3, 2005 Minutes as written

Second: J.Forti

Motion Carries 4-Yes, 0-No, 1-Abstain

Motion: S.Nocco to approve the February 17, 2005 Minutes as written

Second: J.Forti

Motion Carries

Motion: S.Nocco to approve the March 3, 2005 Minutes as amended

Second: J.Forti

Motion Carries 4-Yes, 0-No, 1-Abstain

Motion: M.Pease to approve the April 21, 2005 Minutes as written.

Second: C.DeCarteret

Motion Carries

Administrative 3 Bills

The following bills were presented and signed for the following items.

1. David E. Ross – Beaver Run South
2. David E. Ross – Westford Road Plaza
3. David E. Ross – Massapoag Subdivision
4. W.B.Mason – Office supplies

Motion: J.Forti to adjourn at 8:30PM

Second: S.Nocco

Motion Carries

Minutes taken

And respectfully submitted by

Joyce M.Harrington Planning Board Clerk